

# FOR SALE BY OWNER

267 WALDEN GATE SE  
CALGARY, AB

## FREESTANDING RETAIL BUILDING



VPG  
(604) 606-7016  
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SCAN ME

400 – 1245 W. Broadway  
Vancouver, BC V6H 1G7  
www.ValueGroupProperties.com

# FOR SALE

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## OPPORTUNITY

- Freestanding retail bank with coveted drive-thru comprised of 6,139 SF.
- Secured by a single tenant (CIBC) on a carefree, triple net lease with term remaining until March 31, 2028, with additional income from pylon signage.
- The lease permits the Landlord to recover an administration fee.
- Constructed in 2012 and subsequently renovated in 2015.
- Well-positioned to capitalize on the growing and affluent Walden community, with an average household income of \$177,714 and projected population growth of 12.3% within a 1 km radius. Strong local population growth is driven by significant residential and mixed-use development in the surrounding area.
- Adjacent to the Gates of Walden Shopping Centre, including Save-On Foods, Shoppers Drug Mart, RBC, Scotiabank, Liquor Dept, McDonald's and Pet Planet.
- The Subject Property benefits from a central location surrounded by affluent residential neighbourhoods, providing an excellent local market catchment.
- Frontage along Walden Gate and Walden Drive includes two separate access/egress points.

## PROPERTY DETAILS

<b>MUNICIPAL ADDRESS:</b>	267 Walden Gate SE, Calgary	<b>FRONTAGE:</b>	112' on Walden Gate
<b>LINC:</b>	0035 139 237	<b>TENANT:</b>	Canadian Imperial Bank of Canada (CIBC)
<b>LEGAL DESCRIPTION:</b>	Plan 1210662 Block 1 Lot 8 Excepting thereout All Mines and Minerals	<b>LEASE TERM:</b>	Expires March 31, 2028
<b>SITE SIZE:</b>	29,880 SF (0.70 AC)	<b>RENEWAL OPTIONS:</b>	Three (3) x Five (5) Year Renewal Options
<b>GROSS LEASABLE AREA:</b>	6,139 SF	<b>ZONING:</b>	C-C2 (Commercial – Community 2)
<b>PARKING:</b>	20 parking stalls	<b>PRICE:</b>	Please contact VPG
<b>YEAR BUILT:</b>	2012		

Note: The Owner has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change.

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